



PLACER COUNTY BUILDING DEPARTMENT

PLAN REVIEW SUBMITTAL REQUIREMENTS *Permit # _____* FOR RESIDENTIAL STRUCTURES

The following items are required for a complete permit application. Incomplete submittals may delay the plan check process. The plans shall be drawn to 1/4", 3/16" or 1/8" scale. The site/plot may be 1" = 10, 20, 30, 40 or 50 foot scale based on lot size. The recommended plan sheet size is 24"x 36". All plan specific notes shall be on the applicable plan.

TWO COMPLETE SETS OF PLANS That Includes the Following:

- ☐ **COVER SHEET** (CBC 1603.1, CRC R106.1.1 & R301) shall indicate the following structural design information. Provide on the cover sheet Floor and Roof live loads, ground snow load, basic wind speed and wind exposure, seismic design category and site class, and flood design data if applicable, summary of the square footage for each occupancy type, list the adopted codes in effect at the time of your application.
- ☐ **FIRE SPRINKLERS** (CRC 313.2.1 or NFPA 13D) are required in new homes. Provide fire sprinkler plans and hydro calculations
- ☐ **CAL GREEN** mandatory measures shall be on the plans; Storm water drainage and retention during construction, Grading and paving, Water conserving plumbing fixtures and fittings, outdoor water use, Rodent proofing, construction waste reduction, disposal and recycling, Building maintenance and operation, fireplaces, pollutant control, interior moisture control, indoor air quality and exhaust; and Environmental comfort.
- ☐ **WILDLAND URBAN INTERFACE** CBC Chapter 7A & CRC R327 : Applies for all new buildings including one and two family dwellings, all materials must be listed approved by OSFM BML label and noted on the cover sheet of the plans for the following, roof coverings, attic vents, gutters, exterior siding, exterior wall vents, exterior doors, windows, decking surfaces, and floor projections.
- ☐ **SITE/PLOT PLAN** Including Grade Contour Lines, House Footprint That Matches Floor Plan, Propane & Septic Tank Locations, Driveway Location And North Arrow. See Site/Plot Plan Requirements For Additional Information. Provide A Scope Of Work For Additions And Alterations. Specify Square Footage for All Areas of Building (Living, Garage, Deck, Balcony, Covered Deck/Patio, Basement, Unfinished, storage, etc.). Get Approval From The Planning Department On The Site Plan In Both Sets Of Plans Prior To Submittal.
- ☐ **FLOOR PLAN** Fully Dimensioned With Square Footage Summary, Location of Braced/Shear Walls With Lengths, Holdowns & Shear Wall Schedules, All Rooms Labeled, Fire Separation Between Garage & House, Fireplace Type, Ceiling Height, Window Type And Size, Door Sizes, Location Of W/H & Furnace. Posts and Beam Sizes & Locations. Insulation R-Values Specified. Provide Extra Copy for Assessor's Office.
- ☐ **FOUNDATION PLAN** Fully Dimensioned, Including Location of Braced/Shear Walls With Lengths, Holdowns With Shear Wall And Holdown Schedules. 3x Sill Plates If Required. Under Floor Ventilation & Access. Pier Locations & Schedules. Footing Locations & Sizes. Reinforcement.
- ☐ **FLOOR FRAMING PLAN** (Not Applicable For Slab Construction) Including Floor Joist Size, Spacing, Type, Species And Grade, Beam & Post Sizes, Post Bases & Caps And Beam Hangers. Straps and Drags.
- ☐ **ROOF FRAMING PLAN** (Two Copies of the Manufactures Specifications If a Roof Truss System Is To Be Used. Must Be Reviewed, Approved And Signed By The Project Engineer If Applicable) Truss Attachment & Hangers If Applicable. Include Rafter Size, Spacing, Species & Grade, Purlin Size With Bracing Size & Spacing, Beam Size, Species & Grade. Framing hardware. Posts Sizes & Locations. Ventilation. Straps and Drags. Clearly Identify All Bearing Walls.
- ☐ **TRUSS CALCULATIONS:** Two copies wet signed, letter of compliance from Engineer of Record
- ☐ **CEILING JOIST PLAN** (If Applicable) With Size, Species And Spacing Required. Hangers and/Or Positive Means of Connection.
- ☐ **ELEVATIONS** Of All Four Sides Of The Structure Showing Doors, Windows, Chimneys, Roof Pitch, Type Of Exterior, Grade And Slope, Roofing Type And Classification.
- ☐ **STRUCTURAL DETAILS** Slab And/Or Raised Floor Details, Shear Transfer, Deck Ledger & Flashing, Guardrails With Height & Spacing, Stairs With Minimum Tread & Maximum Riser, Post And Beam Connections.
- ☐ **ELECTRICAL PLAN:** Smoke Detectors, Carbon Monoxide Detectors, Lights and Efficacy, Switches, Dimmer Switches, Occupancy Sensors, Photo Sensor, Timer Switches, Receptacle Outlets, Tamper Resistant Receptacles, Arch-Fault Circuits, GFCI Receptacle Outlets at Garage, Kitchen, Bathrooms, Outdoors, etc.
- ☐ **STRUCTURAL ENGINEERING CALCULATIONS** (If Applicable) Two Copies Wet Stamped And Signed.
- ☐ **ENERGY COMPLIANCE CALCULATIONS:** Provide two copies signed. And the CF-1R shall be on the plans or incorporated into the plans.

I understand an application missing any items will be deemed incomplete and the plan check will not be scheduled until all the items marked are received by the Building Department. This may affect applicable fees and codes since the operative date of application will be the date on which a complete application is received.

All the items required on this checklist are present and complete.

Signature _____

Date _____